



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660104503								
Parcel ID	00000-0-0-0000778-001-0018								
Cadastral ID	34-21-14-02280								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	345271								
MCLAREN, JANET									
15806 E 75TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	15806 E 75TH ST N								
Subdivision	STONE CREEK OF OWASSO								
Lot/Block	0018 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	34 / 21 / 14 / 5								
Neighborhood	1059 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.26237078 -95.79687383									
Building Permits									
LOT 18 BLOCK 1 STONE CREEK OF OWASSO									
Number	Description	Opened	Closed	Amount					
R24 419	NEW SFR 1758 SQ FT	05/2024	12/2024	164,100					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	SHAW HOMES OKLAHOMA INC	09/13/2024	323,500	YES					
/	STONE CREEK PROPERTIES LLC	02/14/2022	2,842,000	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2025	Land Value	81,869	81,869	11%	Assessed	36,478	3,573.38	
Year Frozen		Improvements	249,742	249,742		Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-98.00	
TIF Project ID	0	Total Value	331,611	331,611	36,478	Total Taxable	35,478	3,475.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104503	MCLAREN, JANET	40	323,500	1000	34,585	3,388.00		
2024	2024-660104503	MCLAREN, JANET	40	6,250	0	688	66.00		
2023	2023-660104503	SHAW HOMES OKLAHOMA INC	40	6,250	0	688	64.00		
2022	2022-660104503	SHAW HOMES OKLAHOMA INC	40	6,250	0	688	67.00		
2021	2021-660104503	STONE CREEK PROPERTIES LLC	40	6,250	0	688	67.00		



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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1933		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,422.00 x 5.30 = 44,637		
Factor Value			
Adjustments	1.8341		
Lot Value	81,869		



660104503_001.JPG 12/19/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,779 / 1,779
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,779
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach Manual : 01/2025

Base Cost	108.47	Total Misc Impr	+	6,031
Roofing Adj	+ 4.82	Garage Cost	+	17,378
Subfloor Adj	+ -2.31	Total RCN	=	254,839
Heat/Cool Adj	+ 12.64	Depreciation (2%)	-	5,097
Plumbing Adj	+ 6.47	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	249,742
Adj Base Cost	= 130.09	Lot Value	+	81,869
Total Area	x 1,779	Indicated Value	=	331,611
Adjusted Cost	= 231,430	Value Per SqFt		186.40

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	249,742		
Lot Value	81,869		
Indicated Value	331,611	186.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	331,611	186.40	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161682	107		107	26.59		2,845
PRCH	Porch	161683	15x8		120	26.55		3,186

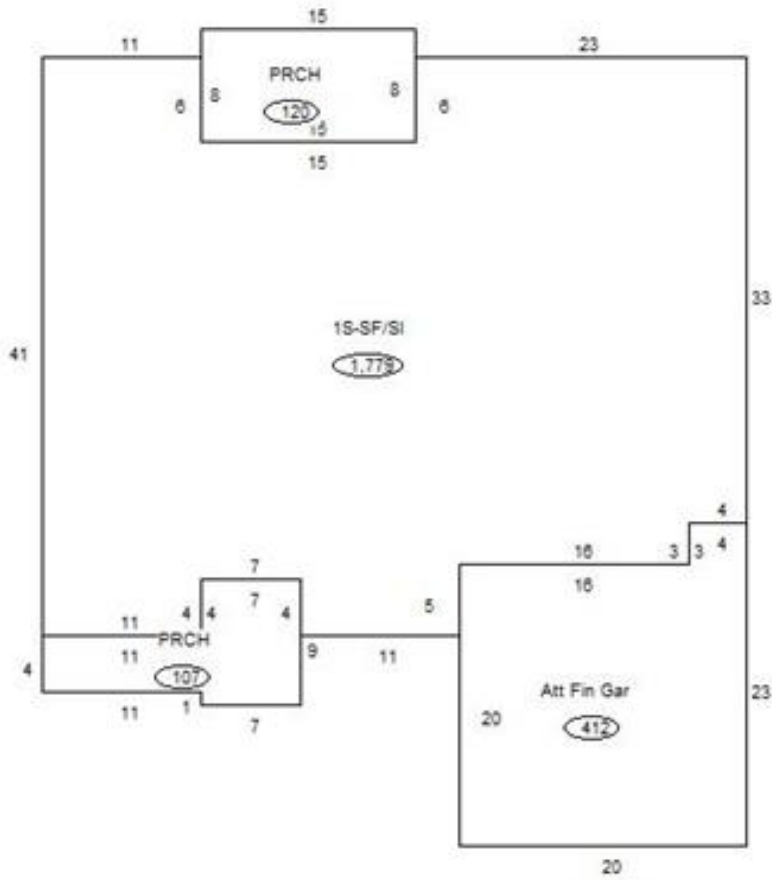


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Sketch Image

660104503



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,779	1.000	1,779
2	G	5		13	Att Fin Gar	412	1.000	412
3	M	PRCH		13	PRCH	107	1.000	107
4	M	PRCH		13	PRCH	120	1.000	120
Total Building Area						1,779		1,779